

Frank Harris & Co.



Ludgate Square, EC4M

£725,000

This two bedroom flat is set within a Grade II listed building in the St Paul's Cathedral Conservation area. With a contemporary interior, finished with wood and slate flooring throughout. A high specification kitchen boasts integrated Miele appliances and Blum kitchen units. Adjacent is a spacious living room, The principal double bedroom has an en-suite bathroom and fitted mirrored wardrobes, the second bedroom has fitted built-in cupboards.



This property is eligible for a residents parking permit for £800 per annum with Baynard House's multi-storey car park nearby.

Ideally placed within easy access to the financial and legal districts, this property sits in the shadows of St Paul's Cathedral with One New Change shopping centre and Paternoster Square with a good range of shops and restaurants within close proximity.

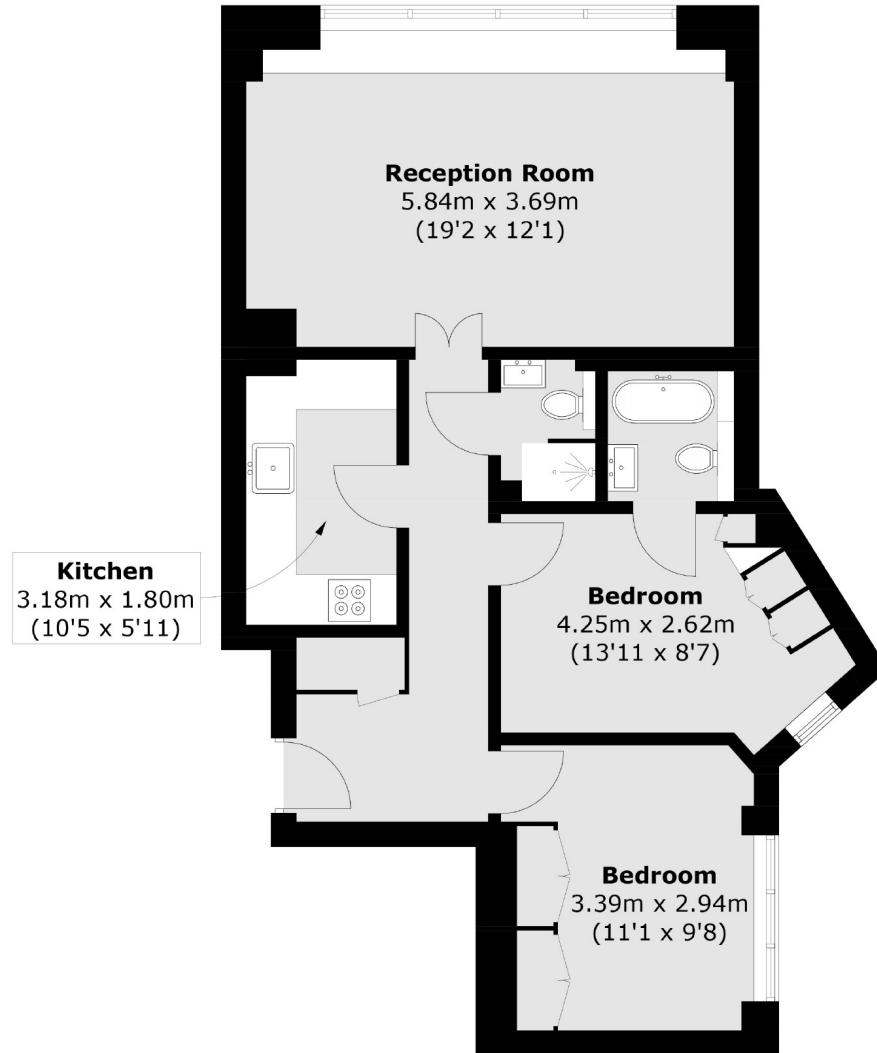
Millennium Bridge provides access to the South Bank, lined by the Tate modern and Globe Theatre. This superb and historic central location is a melting pot for culture, the arts and entertainment.

Transport links include City Thameslink, Blackfriars (District and Circle Line), St Paul's (Central Line), Mansion House (District and Circle) and Elizabeth line at Liverpool Street and Farringdon stations providing fast access into Heathrow and Canary Wharf.

- Two bedroom flat • Close to St.Paul's Cathedral • Grade II Listed •
- Lift access • City of London location • Close to Thameslink •



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Total area (approx.): 63.3 sq. m (681.3 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

